

I. **Mayor Fred Armstrong called a meeting of the City Common Council to order at approximately 7:05 P.M.**

- A. **Introduction of Page:** There were no pages this evening.
- B. **Opening Prayer** was given by Matt Malott of First Christian Church.
- C. **Pledge** – The Mayor led the pledge.
- D. **Roll Call:** Present: John Brown, Ann DeVore, George Dutro, Craig Hawes, Robert Kittle, Martha Myers, August Tindell.

Absent: None

- E. **Acceptance of Minutes from previous meeting** – Martha Myers moved to accept the minutes of the July 22nd meeting. Ann DeVore seconded. The July 22nd minutes were approved unanimously.
- F. George Dutro moved to approve the minutes of the special meeting held on July 24th. Rob Kittle seconded. The July 24th minutes were approved unanimously.

II. **Unfinished Business Requiring Council Action**

Second reading of an Ordinance entitled “ORDINANCE NO. 24, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA TO REZONE APPROXIMATELY 7.54 ACRES, LOCATED ON THE NORTHWEST CORNER OF ROCKY FORD AND MARR ROADS FROM AG (AGRICULTURAL) TO SU-1 (CHURCHES).” Roger Hunt presented map to show the area under consideration. This map had been corrected from the map presented at the last presentation of this petition. Some questions were asked pertaining to future use of this stretch of Marr road and the potential concerns for citizens crossing the road from the church. Also, related the crossing of pedestrians, John Brown asked the need for restroom facilities on this site. It was determined that restrooms would be used at the church, since the activities of this site would be for church sponsored activity. Craig Hawes offered an amendment that would add a condition to have the city engineer site crosswalks on Marr Road. Ann DeVore seconded. George Dutro asked if the intention is to send this back to the Planning Commission, because to amend the ordinance at this point would do that. It was not Craig’s intention to do so, therefore he withdrew his motion and Ann DeVore withdrew her second. After some further discussion, **Craig Hawes moved to approve the ordinance. Ann DeVore seconded. The motion passed with 7 ayes and 0 nays.**

III. **New Business Requiring Council Action**

- A. **Reading of a Resolution entitled “RESOLUTION NO. 19, 2003, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7.” (TWB Indiana, Inc.)** Vicky Gochenour introduced Julie Ashmore of Ernst and Young LLP, who is providing TWB with an analysis of best locations for the company locate based on economics of the plan(s). Barry Parliament of TWB reviewed the company’s history and plan for expansion. The cit of Columbus is interested in locating in the building formerly occupied by Onkyo, but they are also considering a site in Michigan. This tax abatement is clearly a factor in their decision-making process. Craig Haws stated that the Incentive Review Committee had reviewed the company’s application for abatement and found them insubstantial compliance. Augie Tindell stated that he was pleased with TWB’s wage structure. John Brown gave his analysis of the effectiveness of the abatement process to compete with other communities for economic development and jobs. Tim Mclver who was in the audience asked Mr. Parliament why TWB was in Columbus in the first place. Mr. Parliament several factors that included good infrastructure and a skilled labor pool. **Craig Hawes moved to approve this second abatement to TWB in order to stimulate a \$7million investment and 21 jobs. Ann DeVore seconded. The motion passed with 7 ayes and 0 nays.**

- B. **First reading of an Ordinance entitled “ORDINANCE NO.____, 2003, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, ESTABLISHING THE CITY OF COLUMBUS DEPARTMENT OF REDEVELOPMENT AND THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION.”** Terry Coriden, city attorney and Bruce Donaldson, of Barnes and Thornburg presented this ordinance to establish a Redevelopment Commission, the first step in establishing a Tax Incremental Finance program for Columbus. Mayor Armstrong emphasized that this ordinance is not about a “parking garage” but is about the establishment of a Commission that will determine districts and project priorities for the community. Rich Stenner of the Chamber of Commerce, Jeff Brown representing the Economic Development Board, and Al Roszczyk representing Irwin Union Bank all gave statements of support for the commission. Stenner and Roszczyk entered their complete statement into the record. Stephanie Perriet also spoke in favor of the commission. Don Streitlmeier representing Farm Bureau gave a statement against the commission and the impact of TIF on schools in particular. George Dutro expressed his position that the most compelling argument for a commission and TIF is to create a Certified Information Technology Park such as the one In West Lafayette that was visited by members of the council. This concept creates other opportunities for capturing state taxes (such as Income and sales tax) for the development of the park.

George suggested the consideration of an amendment to the ordinance that would require any expenditures over \$5000 to be approved by four (4) of the five (5) commissioners. Attorneys Donaldson and Coriden were concerned that this would be in conflict with the state statute establishing the commission and it would give control of the commission to the minority. Much discussion by the council centered on the requirements of the council to approve debt service exceeding \$3 million. Commissioners can also be removed from their position at any time without cause. After further discussion about placing safeguards on the actions of the commission **George Dutro moved amend the ordinance by adding “any appropriation or expenditure of funds in excess of \$500,000 shall be subject to approval by the city council.” John Brown seconded. The amendment passed with 7 ayes and 0 nays.**

George moved to place the ordinance in proper channels. Rob Kittle seconded.

City attorney Coriden asked that additional language be added to prevent nullification of the ordinance due to conflict of any portion of the ordinance with state statute. **George Dutro moved to further amend the ordinance by adding the language “any portion found unconstitutional or in conflict with state statute shall not prevent the remainder of the ordinance to be in full force.” Ann DeVore seconded. The amendment passed with 7 ayes and 0 nays.**

George called the question on the original motion to place the ordinance in proper channels. The motion passed with 6 ayes and 1 nay from Augie Tindell.

- C. **First reading of an Ordinance entitled “ORDINANCE NO.____, 2003, ORDINANCE VACATING PUBLIC RIGHT-OF-WAY.”** Roger Hunt showed this vacation (Bruce Zaring Vacation) of right of way located at Waterford Drive in Heritage Heights Mobile Home Park. Neighboring home owners are in agreement of this vacation. George Dutro expressed his concern that this is a case where foot traffic demonstrates the need for the connection to be made through his area to the neighboring development(s). Some discussion was had regarding location utilities and any future user of the area. There now appears to be a bit of natural barrier at this location due to differing elevations of the adjoining properties. **Craig Hawes moved to place the vacation proper channels. Ann DeVore seconded. The motion passed with 6 ayes and 1 nay from George Dutro.**
- D. **Reading of a Resolution entitled “RESOLUTION NO. 20, 2003, A RESOLUTION AUTHORIZING THE EXPENDITURE OF TELECOMMUNICATION FUNDS FOR USE BY THE CONNECTED COMMUNITY PARTNERSHIP.”** Beth Stroh, representing the Connected Community Partnership, thanked the council for their past assistance and encouraged their approval of this request to release funds for 2003-2004. **Craig Hawes moved to approve the resolution. Ann DeVore seconded. The motion passed with 7 ayes and 0 nays.**
- E. **First reading of an Ordinance entitled “ORDINANCE NO.____, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, TO REZONE A TRACT OF APPROXIMATELY 180 ACRES. LOCATED AT THE SOUTHWEST CORNER OF C.R. 400 W AND C.R. 300 S. IN OHIO TOWNSHIP, FROM AG (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT), FOR THE PURPOSE OF CREATING A LARGE-LOT RESIDENTIAL DEVELOPMENT, CONSISTING OF NINE LOTS WITH APPORXIMATELY 19 ACRES EACH, TO BE SERVED BY A SIMI-PUBLIC WATER SYSTEM AND INDIVIDUAL SEPTIC WASTEWATER TREATMENT SYSTEMS.”** This proposed project called “Western Hills Crossing” was presented by Orwic Johnson, Engineer/Surveyor on the project, Tom Gallagher, developer and by John Guckenberger, current owner. They reviewed local ordinances regarding farm operations in order to make their case for developing several 19 acre sites for small agricultural operations like vineyards, truck farms, orchards, etc. Roger Hunt gave the counsel an overview as to why the Planning Commission denied the original request. Several issues were of concern including the density of this development and future impact on city growth out to area, septic systems rather than sewer hook-ups, and how this type of development impacts the city's comprehensive plan. Neighbors of the current farm gave a detailed report of the flooding problems plaguing the area around this proposed development. They also expressed concern for roads in the area being able to handle additional traffic. Pictures and narratives were entered into the record. Substantial discussion was made regarding the process of a PUD and the timing of presentation of drainage plans and specifics that are a part of the platting process. Also, concern was expressed about conflicts between the existing ordinances and the revision of the comprehensive plan that have not yet been fully addressed by ordinance changes. **George Dutro moved to accept the Plan Commission's recommendation to deny this PUD ordinance. Martha Myers seconded. The motion passed with 5 ayes and 2 nays from Craig Hawes and Rob Kittle.**

IV. Other Business

- A. **Standing Committee and Liaison Reports.** Some reports were given for informational purposes.
- B. **The next schedule meeting of the Common Council will be August 19, 2003.**
- C. **Adjourn - Martha Myers moved to adjourn. Ann DeVore seconded. The motion passed with 7 ayes and 0 nays. The meeting adjourned at approximately 9:40 PM.**

ATTEST:

Presiding Officer of the Common Council

Columbus City Clerk Treasurer